

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of January 6, 2005, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns, Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychliński. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

Regular Meeting Thursday, December 9, 2004

II.

- A. Commissioner Szychliński moved and Commissioner Ritter seconded a motion to approve the minutes of the regular meeting of the Plan Commission of December 9, 2004. Upon voice vote, all voted 'aye'.

PUBLIC HEARINGS

Request by Covenant Healthcare Systems, Inc., to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow certain permitted uses in the BP Business Park District.

Request by Covenant Healthcare Systems, Inc., to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone two lots located at approximately 10233 South 27th Street, SE 1/4 of Sec. 25 (Tax Key Numbers 928-9999-001 & 928-9999-002), from R-2 Estate Single-Family Residence District to BP Business Park District.

Request by YMCA of Metropolitan Milwaukee to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone one (1) lot, located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), from B-4 South 27th Street Business District & R-6 Suburban Single-Family Residence District to BP Business Park District.

Request by YMCA of Metropolitan Milwaukee for a Special Use Permit for property located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), to allow construction of a YMCA facility.

Request to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NON-RESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use.

III.

- A. Mayor Klimetz opened the Public Hearing for items III.A & III.B at 7:07 p.m. Verification of the notice of Public Hearing was read into the record. Representatives of Covenant-St. Francis presented the proposal. One member of the public and Alderman Kosovich spoke. No one else coming forward, the public hearing was called to a close at 7:36 p.m.
- B. See III.A., above.
- C. Mayor Klimetz opened the Public Hearing for items III.C. & III.D. at 7:42 p.m. Verification of the notice of Public Hearing was read into the record. Representatives of the YMCA of Metropolitan Milwaukee presented the proposal. Six Franklin and several Oak Creek residents spoke regarding the project. No one else coming forward, the public hearing was called to a close at 8:35 p.m.
- D. See III.C., above.
- E. Mayor Klimetz opened the Public Hearing for item III.E. at 9:17 p.m. Verification of the notice of Public Hearing was read into the record. Larry Schneider, who requested the change, spoke to the proposal. No one else coming forward, the public hearing was called to a close at 9:20 p.m.

Request to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NON-RESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to change the sale of recreational vehicles from a permitted use to a special use in SECTION 15-3.0304 B-4 South 27th Street Business District, SECTION 15-3.0305 B-5 Highway Business District & SECTION 15-3.0400 PDD Planned Development District.

Resolution adopting a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan.

BUSINESS

Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow certain permitted uses in the BP Business Park District.

Request by Covenant Healthcare Systems, Inc., to take action on the same night as the public hearing and to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone two lots located at approximately 10233 South 27th Street, SE 1/4 of Sec. 25 (Tax Key Numbers 928-9999-001 & 928-9999-002), from R-2 Estate Single-Family Residence District to BP Business Park District.

F. Mayor Klimetz opened the Public Hearing for item III.F. at 9:20 p.m. Verification of the notice of Public Hearing was read into the record. No one coming forward, the public hearing was called to a close at 9:21 p.m.

G. Mayor Klimetz opened the Public Hearing for item III.G. at 8:55 p.m. Verification of the notice of Public Hearing was read into the record. Three members of the public spoke in opposition to the plan. No one else coming forward, the public hearing was called to a close at 9:15 p.m.

IV.

A. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.A. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Alderman Sohns moved and Commissioner Szychliński seconded to recommend the Common Council approve an amendment to the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow certain permitted uses in the BP Business Park District contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

B. Commissioner Skowronski moved and Alderman Sohns seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.B. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Szychliński seconded to recommend the Common Council approve an amendment to the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone two lots located at approximately 10233 South 27th Street, SE 1/4 of Sec. 25 (Tax Key Numbers 928-9999-001 & 928-9999-002), from R-2 Estate Single-Family Residence District to BP Business Park District subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Request by YMCA of Metropolitan Milwaukee to recommend a 2-lot Certified Survey Map for property located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), zoned B-4 South 27th Street Business District.

Request by YMCA of Metropolitan Milwaukee to take action on the same night as the public hearing and to amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone one (1) lot, located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), from B-4 South 27th Street Business District & R-6 Suburban Single-Family Residence District to BP Business Park District.

Request by YMCA of Metropolitan Milwaukee to take action on the same night as the public hearing and to recommend a Special Use Permit for property located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), to allow construction of a YMCA facility.

C. Commissioner Skowronski moved and Commissioner Szychlinski seconded to recommend the Common Council approve a 2-lot Certified Survey Map for property located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), zoned B-4 South 27th Street Business District. Upon voice vote, all voted 'aye', subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Motion carried.

D. Commissioner Skowronski moved and Alderman Sohns seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.D. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Ziegenhagen seconded to recommend the Common Council approve an amendment to the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance to rezone one (1) lot, located at approximately 7333 South 27th Street, NE 1/4 of Sec. 12 (Tax Key Number 761-9992-000), from B-4 South 27th Street Business District & R-6 Suburban Single-Family Residence District to BP Business Park District, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

E. Commissioner Skowronski moved and Alderman Sohns seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.E. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Alderman Sohns moved and Commissioner Ziegenhagen seconded (both accepting a friendly amendment) to find the request met all General Standards for allowing a Special Use Permit as required by the Unified Development Ordinance Section 15-3.0701.A., and to recommend the Common Council approve a Special Use Permit for YMCA of Metropolitan Milwaukee to construct a physical fitness facility subject to meeting all conditions as outlined by the Plan Commission in the resolution and contingent on approval of the resolution as to form by the City Attorney, and subject to the added condition that if and when South 31st Street becomes available, applicant shall be required to connect to it for access. Upon voice vote, all voted 'aye'. Motion carried.

Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use.

Request to take action on the same night as the public hearing and to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to change the sale of recreational vehicles from a permitted use to a special use in SECTION 15-3.0304 B-4 South 27th Street Business District, SECTION 15-3.0305 B-5 Highway Business District & SECTION 15-3.0400 PDD Planned Development District

Resolution to take action on the same night as the public hearing and to adopt a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan, and to recommend such amendment to the Common Council.

Request by O'Malley Development LLC to approve a preliminary plat for a 35-lot residential subdivision, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.

Request by J&N Food Corporation to recommend a 2-lot Certified Survey Map for property located at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District.

F. No motion being made to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.G. immediately after a Public Hearing, Item IV.F. will be considered at the January 20, 2005, meeting.

G. Commissioner Bennett moved and Alderman Sohns seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.G. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Bennett moved and Commissioner Ritter seconded to recommend the Common Council approve an amendment the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to change the sale of recreational vehicles from a permitted use to a special use in SECTION 15-3.0304 B-4 South 27th Street Business District, SECTION 15-3.0305 B-5 Highway Business District & SECTION 15-3.0400 PDD Planned Development District, contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

H. No motion being made to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item IV.I. immediately after a Public Hearing, Item IV.G. will be considered at the January 20, 2005, meeting.

I. Commissioner Szychlinski moved and Commissioner Ritter seconded to table action on IV.H. until the regular Plan Commission meeting scheduled for January 20, 2005. Upon voice vote, all voted 'aye'. Motion carried.

J. Alderman Sohns moved and Commissioner Skowronski seconded to recommend the Common Council approve a 2-lot Certified Survey Map for property located at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District, subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Request by Forest Home Investors LLC to discuss and comment on a concept review for the development of an office building at approximately 11600 W. Forest Home Avenue, SE 1/4 of Sec. 07, zoned M-1 Limited Industrial District.

Proposal by Ruekert-Mielke for Organization of the City of Franklin Planning and Development Process.

South 27th Street Corridor Plan: Plan status, Plan contents, Plan completion in relation to term of development moratorium and Plan implementation Consideration of a request proposal.

Set next meeting dates: next *scheduled* meeting is January 20, 2005.

ADJOURNMENT

K. No action needed; none taken.

L. Alderman Sohns moved and Commissioner Ziegenhagen seconded to direct staff to negotiate a contract with Ruekert•Mielke along the lines proposed in "Organization of the City of Franklin Planning and Development Process," with the Mayor and City Clerk authorized to execute the contract once negotiations have been completed, with the understanding that the Govern system will be included as part of the overall proposal. Upon voice vote, all voted 'aye'. Motion carried.

M. Public Hearing set for January 20, 2005, with action recommended on the same night.

N. No action needed; none taken.

V. Commissioner Bennett moved and Commissioner Ritter seconded a motion to adjourn the January 06, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:52 p.m.